



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

Robert C. Hubbard
Director

RIGHT-OF-WAY CONSTRUCTION
PERMIT

IssueDate: 10/24/2003

Permit No: 220759
Expires: 4/26/2005
ID: 000420

THIS IS TO CERTIFY THAT:

TERRABROOK CLARKSBURG L.L.C.
23330 FREDERICK RD
CLARKSBURG MD 20871-
Day Phone: (301)540-9763 x

HAS PERMISSION TO: CONSTRUCT PAVING

Special Notes: Paving
Construct concrete sidewalk, concrete curb and gutter, driveway aprons and street paving as per approved Montgomery County Standards and Specifications and approved plans. Install street lights in accordance with plans to be approved by the Division of Traffic and Parking Services, Montgomery County Department of Public Works and Transportation. Plant street trees in accordance with Montgomery County Code, Sec.49-35(j)(i).

The proposed work must comply with the conditions of this permit and with the provisions of the Montgomery County Road Construction Code and the "Standards and Specifications" adopted by the County Council for Montgomery County.

Notify: UPTON REED Field Inspector at (301)370-3690 48 hours before initial start of work, restart of work after 48 hours or more of work stoppage and upon completion of the work for final inspection and bond release.

Upon Permit expiration, payment of an extension fee and approval by the DPS inspector are required for permit extension.

PREMISE ADDRESS CLARKSBURG SQUARE ROAD: 22+49.30 TO 28+13.15. BURDETTE FOREST ROAD: 17+06 TO 25+34.23. BLACKSMITH DRIVE: 0+00 TO 5+51.73. BURNSIDE PLACE: 0+00 TO 2+83.21.

LOT	BLOCK	PARCEL
LIBER	TAX ACCOUNT NO.:	PS NUMBER: 11938
FOLIO	SUBDIVISION	

Handwritten signature of Robert C. Hubbard in black ink.

Director, Department of Permitting Services

RIGHT-OF-WAY PLAN REVIEW AND PERMITS UNIT

MONTGOMERY COUNTY

DEPARTMENT OF PERMITTING SERVICE - LAND DEVELOPMENT SERVICES

Application For A Paving Permit

CLARKSBURG TOWN CENTER ~ #220759

Street(s): Blacksmith Drive, Burdette Forest Road, Burnside Place and Clarksburg Square Road.

DESCRIPTION	COMMENTS	Reviewed: Wed, Jul 16, 03	
1. Transmittal form, stating limits of requested permit.			[✓]-HAVE
2. Paving Plans, Approved. 2 copies of each.			[✓]-HAVE
3. Grade Establishment, Approved. 2 prints of each within requested limits.			[✓]-HAVE
4. Preliminary Plans, Approved. 2 prints of each.			[✓]-HAVE
5. Record Plats, Recorded. 2 prints of each.	Received plats #22631, 22632, 22633, 22634; but does not cover BURDETTE FOREST RD from Sta. 17+06 to Sta. 17+36. WLR-7/29/03		[✓]-NEED []-Have
6. Engineer's Estimate. 1 copy of quantities.	Estimate Confirmed: 03/06/03; Re-Approved: 07/03/03.		[✓]-HAVE
7. Improvement Plans Approved. 2 copies of each as required by the P.I.A., including utility relocations.		[✓]-N/A	
8. Project Phasing Plan. 2 copies of each, if any.		[✓]-N/A	
9. Re-Evaluated Estimate to cover 8" primary paving counted as 6" secondary paving.			[✓]-HAVE
10. Bond: \$390,500.00; Rec'd: _____; C.A. Apvd: _____	Received: \$355,700; Need: \$34,800.	[✓]-NEED	[]-Have
11. Fee: \$32,216.25; Rec'd: _____; Cashed: _____	Received: \$29,345.25; Need: \$2,871.00	[✓]-NEED	[]-Have
12. Application: <input type="checkbox"/> Prepared <input type="checkbox"/> Mailed <input type="checkbox"/> Picked Up <input type="checkbox"/> Returned <input type="checkbox"/> Signed/Dated	Revised to reflect proper roadway construction and descriptions of roads.	[✓]-NEED	[]-Have
13. Note: Burdette Forest Road from approximately Station 17+06 to Station 17+36, is not on a dedicated right-of-way.			
(A) We either wait for the recorded plat, or			<input type="checkbox"/> -A
(B) That section of Burdette Forest Road is deleted from this permit.			<input type="checkbox"/> -B
WLR- 07/30/03			

MC-DPS-ROW - BOND ESTIMATE

Clarksburg Town Center A/P# 220759*Street Acceptance/ Paving*

Street(s): Blacksmith Drive (0+00 ~ 5+51.73), Burdette Forest Road (17+82.28 ~ 25+34.23),
Burnside Place (0+00 ~ 2+83.21), Clarksburg Square Road (22+49.30 ~ 28+13.15).

Paving / Storm Drain Permit: A/P# 220740 Grading: A/P# 219429

Subtotal:	[Pav: \$390,475]	\$390,475.00
Bond:		\$390,500.00
Right-Of-Way Permit Fee:	7.5% (...of Bond)	\$29,287.50
Auto Enhancement Fee:	10% (...of R.O.W. Fee)	\$2,928.75
TOTAL Fee:	8.25% (Total Percentage)	\$32,216.25
Permit Extension Fee:	10% (...of R.O.W. Fee or \$100 min.)	\$2,928.75
Auto Enhancement Fee:	10% (...of Extension Fee)	\$292.88
Total Extension Fee:	11% (Effective on/after 07/01/03)	\$3,221.63

Sidewalks: 3,942 L.F. Curb & Gutter: 4,050 L.F.	Tertiary: 1,287 L.F. Primary: 564 L.F.	Computed By: A.Basu Thu-Mar-06-2003 Updated: Thu-Jul-03-03
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Approx. Quantity	ITEM(S)	UNIT COST	TOTAL COST
4,050-L.F.	Curb & Gutter, Concrete	\$12.00	\$48,600.00
5-Ea.	Driveway, Intersection Type	\$3,500.00	\$17,500.00
6-Ea.	Driveway, Residential, (including pipe)	\$2,300.00	\$13,800.00
3,600-S.Y.	Greening, Sodding, Solid	\$4.00	\$14,400.00
94-Ea.	Greening, Trees	\$250.00	\$23,500.00
13-Ea.	Illumination, Street Lights, Resid. Sts, <36' wide	\$5,000.00	\$65,000.00
59-Ea.	Lot Stakeout	\$500.00	\$29,500.00
2,255-S.Y.	Paving, Primary, 8"	\$19.00	\$42,845.00
4,890-S.Y.	Paving, Secondary/Tertiary, 6"	\$14.00	\$68,460.00
2,190-S.Y.	Pedestrian, Sidewalk, Concrete, 4"	\$23.00	\$50,370.00
22-Ea.	Pedestrian, Sidewalk, Ramp	\$750.00	\$16,500.00

220759

ESTIMATE

Clarksburg Town Center, Ph 2B

Computed By: AB

03/06/03

Clarksburg Square Rd Sta. 22+49.3 to Sta 28+13.15
Burdette Forest Rd. Sta. 17+06.0 to Sta 25+34.23
Blacksmith Dr. Sta 0+00 to 5+51.73, Burnside Pl. 0+00 to 2+83.21

QUANTITY	ITEM DESCRIPTION	UNIT COST	TOTAL COST
7,145 S.Y.	6" Secondary Paving	\$14.00	\$100,030.00
4,050 L.F.	Concrete Curb And Gutter	\$12.00	\$48,600.00
2,190 S.Y.	4" Concrete Sidewalk	\$23.00	\$50,370.00
6 Ea.	Residential Driveway Apron (incl. pipe)	\$2,300.00	\$13,800.00
5 Ea.	Intersection Type Driveway	\$3,500.00	\$17,500.00
3,600 S.Y.	Sodding (Solid)	\$4.00	\$14,400.00
59 Ea.	Lot Stakeout	\$500.00	\$29,500.00
13 Ea.	Street Lights(<36" Wide Paving)	\$5,000.00	\$65,000.00
22 Ea	Handicap Ramb	\$750.00	\$16,500.00
	Bond		\$355,700.00
	Fee @ 8.25% (includes automation surcharge)		\$29,345.25

Totals For This Permit

- 0 L.F. Storm Drain
- 0 L.F. Curb and Gutter
- 0 L.F. Sidewalk
- 0 L.F. Paving Secondary
- 0 L.F. Primary Paving
- 0 L.F. Tertiary Paving
- 0 L.F. Arterial/Business Paving



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

Robert C. Hubbard
Director



F A C S I M I L E



TO:

Amanda Stamper
Charles P. Johnson & Assoc., Inc.
Fax #301-434-9394

FROM:

Ward L Rothgeb Jr
Permit Technician II
ROW Construction Unit

Total number of pages (including cover sheet):

1

MESSAGE:

30-Jul-03

Amanda,

Thank you for submitting the recorded plats for permits 220740, 220756 & 220759, Clarksburg Town Center.

However, we are short of some of the recorded dedication.

Permit 220756.

The plats submitted does not include dedication for Trading Post Drive.

Permit 220759.

The plats submitted does not include a section of Burdette Forest Road (Station 17+06 to Station 17+36).

Permit 220740.

Storm drainage structures #753 and #755 are within the undedicated area of Trading Post Drive and structures #805 and #806 are within the undedicated area of Burdette Forest Road.

In addition to waiting for the extra bonds and fees, I can not issued these permits without the necessary right of way dedications. Either we wait for the recordings of the appropriate plats or we delete those section as described from the respective permits.



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

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LAND DEVELOPMENT SERVICES
SUBDIVISION DEVELOPMENT SECTION

Date: 16 July 2003

To: Amanda Stamper, Charles P. Johnson & Assoc., Inc.

From: Ward Rothgeb, Permit Technician II

RE: Status of
Application for a Permit for Construction on
Property Dedicated to Public Use
Use Application No.: **220759**
Subdivision Name:
CLARKSBURG TOWN CENTER

This is to advise you that the approval of this application be being withheld, pending the submission of the following items.

- ☐ Transmittal form stating limits of request.
 - ☐ Two (2) sets the approved paving plans.
 - ☐ Two (2) sets of approved grade establishment plans.
 - ☐ Two (2) sets the approved preliminary plans.
 - ☒ Two (2) sets of recorded record plats.
 - ☐ One copy of estimate of paving quantities.
 - ☐ Two (2) sets of approved plans for work along existing roadways required by the P.I.A., including utility relocations.
 - ☐ Two (2) sets of Project Phasing Plan, if any.
 - ☐ Other.
 - ☒ A bond in the amount of **\$390,500.00***. Either an new bond to replace the existing or an additional bond in the amount of \$34,800 to be added to the existing bond of \$355,700.
 - ☒ A fee in the amount of **\$32,216.25***. An additional \$2,871.00 to add to the existing fee of \$29,345.25.
- * The Application, Bond and Fee become invalid after **January 14, 2004**.
- ☒ Fill out, sign and return the enclosed revised application.
 - ☒ Please refer all future submissions to this file number **220759**.

Please be aware that we had discovered 2,255 s.y. of paving that was calculated as 6" secondary paving, that should have been calculated as 8" primary paving. This is reflected in the revised bond and fee amounts and application.

Ward Rothgeb

As soon as the above items have been received, we will finish processing and contact you as when the new permit is ready for pickup. If you have any questions in this matter, please contact me at 240-777-6305.



Charles P. Johnson & Associates, Inc.
 PLANNERS ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS
 1751 Elton Road, Suite 300 Silver Spring, MD 20903
 Phone: 301-434-7000 e-mail: ss@cpja.com Fax: 301-434-9394

FACSIMILE TRANSMISSION COVER SHEET
 If transmission is incomplete, please notify us at 301-434-7000.

No. of Pages: 2
 (Including cover sheet)

DATE: 7/3/03 FROM: Amanda Stamper
 TO: Amit Basu COMPANY: MDPS
 RE: Clarksburg Town Center - 2B FAX NO. 240-777-6339
 COMMENTS: Here is the ^{revised} cost estimate for Clarksburg
Town Center that you requested.
(For Paving Permit Application #220759)

HARD COPY TO FOLLOW -- Y (N)

Permit
Application # 220759



Charles P. Johnson & Associates, Inc.

Planners • Engineers • Landscape Architects • Surveyors

1751 Elton Road 3rd Floor Silver Spring, Maryland 20903

301.434.7000 Fx. 301.434.9394 Frederick, MD - Fairfax, VA

Prepared By: AS

Checked By:

Date: 2/19/03

Revised: 7/2/03

Engineer's Preliminary Cost Estimate

For

Clarksburg Town Center - Phase 2B

Clarksburg Square Road {sta. 22+49.30 - sta. 28+13.15}

Burdette Forest Road {sta. 17+06.00 - sta. 25+34.23}

Blacksmith Drive (sta. 0+00 - sta. 5+51.73)

Burnside Place {sta. 0+00 - sta. 2+83.21}

'S' Contract

Job Number: 29-100

Sheet 1 of 1

ITEM	UNIT	APPROXIMATE QUANTITY	APPROXIMATE UNIT PRICE	APPROXIMATE COST
6" Secondary Paving	SY	4890	\$ 14.00	\$ 68,460.00
8" Primary Paving	SY	2255	\$ 19.00	\$ 42,845.00
Concrete Curb & Gutter	LF	4050	\$ 12.00	\$ 48,600.00
4" Concrete Sidewalk	SY	2190	\$ 23.00	\$ 50,370.00
Residential Driveway Apron (including pipe)	EA	6	\$ 2,300.00	\$ 13,800.00
Intersection Type Driveway	EA	5	\$ 3,500.00	\$ 17,500.00
Sodding	SY	3600	\$ 4.00	\$ 14,400.00
Lot Stakeout	EA	59	\$ 500.00	\$ 29,500.00
Street Lights	EA	13	\$ 5,000.00	\$ 65,000.00
Handicap Ramps	EA	22	\$ 750.00	\$ 16,500.00
Street Trees	EA	7	\$ 250.00	\$ 2,350.00
Street trees		94 ⁰⁰	250	23,500
			TOTAL	\$ 355,700.00
ORIGINAL BOND AMOUNT				\$ 355,700.00
ADDITIONAL BOND REQUIRED				\$ 34,725.00

NOTE

This estimate is prepared as a guide only, is based upon preliminary information, and is subject to possible change. Charles P. Johnson & Associates makes no warranty, either express or implied, that actual quantities and costs will not vary from the amounts indicated and assumes no liability for such variances.

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES
LAND DEVELOPMENT SERVICES
SUBDIVISION DEVELOPMENT SECTION

APPLICATION FOR PERMIT

FOR CONSTRUCTION ON PROPERTY DEDICATED TO PUBLIC USE

SUBDIVISION: CLARKSBURG TOWN CENTER APPLICATION NO. AP# 220759
APPLICANT: Terrabrook - Clarksburg, L.L.C.
ADDRESS: 23330 Frederick Road, Clarksburg MD 20871
PHONE: (301) 540-9763
CONTRACTOR Pleasants Construction, Inc.
ADDRESS: 24012 Frederick Road, Clarksburg MD. 20871
PHONE: _____

Application is hereby made for a permit to undertake construction on property dedicated to public use, according to the following detailed descriptions and location.

DESCRIPTION OF WORK:

Construct concrete curb and gutter Standard MC-100.01. Construct driveways Standard MC-301.01 and intersection type as directed. Construct street paving consisting of a 3 inch asphaltic concrete base course, a 1½ inch asphaltic concrete intermediate surface course (to be placed as soon as field conditions allow after placement of base course), with a 1½ inch asphaltic concrete surface course. All unsuitable sub-grade material shall be removed and replaced with approved material prior to placement of concrete curb and gutter or base paving. All unpaved area within the dedicated right-of-way plus the side slopes will be sodded. Install street lights in accordance with plans to be approved by the Division of Traffic and Parking Services, Montgomery County Department of Public Works and Transportation. For street lighting Standards and Procedures, contact that Division at 240-777-2190. Place permanent reference monuments and property line markers on all lots and parcels abutting the streets covered by this permit, per Section 50-24(e) of the Montgomery County Code. Street trees to be planted in the right of way as directed.

Rec'd 5/27/03